

**VIETNAM RUBBER GROUP
DONGPHU RUBBER JOINT STOCK COMPANY**

Tax code: 38001 00376



**SEPARATE
FINANCIAL STATEMENTS
QUARTER III/2026**



SEPARATE STATEMENT OF FINANCIAL POSITION

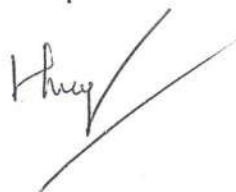
As at September 30, 2026

No.	Items	Note	30/09/2026 VND	01/01/2026 VND
ASSETS				
100	A . Current assets		1,315,341,967,918	972,529,794,538
110	I. Cash and cash equivalents	V.1	396,518,782,555	247,794,157,666
111	1. Cash		153,306,836,395	38,916,628,263
112	2. Cash equivalents		243,211,946,160	208,877,529,403
120	II. Short-term financial investments		808,601,528,590	509,077,105,828
123	3. Held-to-maturity investments	V.2	808,601,528,590	509,077,105,828
130	III. Accounts receivable		20,417,677,138	10,122,296,982
131	1. Accounts receivable from customers		22,824,967,404	5,881,359,587
132	2. Prepayments to suppliers		808,350,745	19,250,000
133	3. Phải thu nội bộ ngắn hạn			
136	4. Other receivables	V.3	2,250,906,154	4,221,687,395
137	5. Allowance for doubtful debts (*)		(5,466,547,165)	
140	IV. Inventories	V.4	61,729,576,581	124,241,824,906
141	1. Inventories		61,729,576,581	124,241,824,906
149	2. Allowance for inventories (*)			
150	V. Other current assets		28,074,403,054	81,294,409,156
151	1. Short-term prepaid expenses		335,346,543	73,665,156
152	2. Deductible value added tax			
153	3. Taxes and others receivable from State Treasury		27,739,056,511	81,220,744,000
200	B . Non - Current assets		1,552,347,077,107	1,557,339,282,388
210	I. Accounts receivable – long-term		1,622,609,209	7,984,602,588
216	6. Other long-term receivables		1,622,609,209	7,984,602,588
220	II. Fixed assets		480,344,979,151	464,424,308,798
221	1. Tangible fixed assets	V.6	479,176,978,975	463,086,452,093
222	- Cost		1,110,944,941,574	1,081,904,347,418
223	- Accumulated depreciation (*)		(631,767,962,599)	(618,817,895,325)
227	2. Intangible fixed assets	V.7	1,168,000,176	1,337,856,705
228	- Cost		3,234,296,096	3,234,296,096
229	- Accumulated depreciation (*)		(2,066,295,920)	(1,896,439,391)
230	III. Investment properties	V.8	9,283,476,854	8,757,985,355
237	- Seasonal crops or long-term crops harvested only		9,283,476,854	8,757,985,355
250	IV. Long-term work in progress		182,798,836,243	194,247,053,870
252	2. Construction in progress		182,798,836,243	194,247,053,870
260	V. Long-term financial investments		875,204,092,846	877,385,793,549
261	1. Investments in subsidiaries	V.9	811,995,000,000	811,995,000,000
263	2. Equity investments in other entities	V.11	127,733,870,000	127,733,870,000
264	3. Allowance for diminution in the value of long-term fi	V.12	(64,524,777,154)	(62,343,076,451)
265	4. Held-to-maturity investments			
270	VI. Other long-term assets	V.13	3,093,082,804	4,539,538,228
271	1. Long-term prepaid expenses		3,093,082,804	4,539,538,228
280	TOTAL ASSETS		2,867,689,045,025	2,529,869,076,926

RESOURCES

300	C. LIABILITIES		336,685,384,036	277,946,558,611
310	I. Current liabilities		145,529,869,679	188,550,882,020
311	1. Accounts payable to suppliers		1,069,587,566	264,674,511
312	2. Advances from customers		22,310,425,253	21,055,230,738
313	3. Payment of dividends and profits		799,795,845	1,353,259,195
314	4. Taxes and others payable to State Treasury	V.15	23,395,998,032	871,479,625
315	5. Payables to employees		62,545,840,113	122,559,084,135
316	6. Short-term payable expenses	V.16	50,592,000	165,000,000
318	7. Short-term Deferred Revenue		10,726,007,991	15,552,707,991
319	8. Other short-term payables	V.17	7,292,255,937	7,725,431,046
320	9. Short-term borrowings and financial leases			
322	10. Bonus and welfare funds		17,339,366,942	19,004,014,779
330	II. Long-term liabilities		191,155,514,357	89,395,676,591
344	1. Scientific and technological development fund		191,155,514,357	89,395,676,591
400	D. EQUITY		2,531,003,660,989	2,251,922,518,315
410	I. Owners' equity	V.19	2,531,003,660,989	2,251,922,518,315
411	1. Contributed Capital		868,859,320,000	868,859,320,000
411a	- Ordinary shares carrying voting rights		868,859,320,000	868,859,320,000
412	2. Capital surplus		201,469,994,853	201,469,994,853
415	5. Treasury stocks (*)		-	-
417	7. Foreign exchange differences		-	-
418	8. Investment and development fund		1,015,417,970,882	914,171,970,882
421	10. Retained earnings	V.31	445,256,375,254	267,421,232,580
421a	- Retained earnings accumulated to the end of the previous period		121,640,232,580	14,659,152,127
421b	- Retained earnings of the current period		323,616,142,674	252,762,080,453
440	TOTAL LIABILITIES AND OWNER'S EQUITY		2,867,689,045,025	2,529,869,076,926

Preparer



Võ Duy Hương

Chief Accountant



Nguyễn Hữu Việt

October 20, 2026

General Director



Nguyễn Đức Hiền

DONG PHU RUBBER JOINT STOCK COMPANY

Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City

SEPARATE INCOME STATEMENT

For the accounting period from January 1, 2026 to September 30, 2026

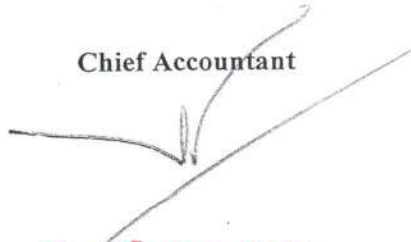
No.	Items	Code	Note	Reporting period		Accumulated from the beginning of the year	
				Quarter III/2025	Quarter III/2026	Current period	Previous period
1	Revenue from sales of goods and provision of services	1	VI.25	352,954,217,028	436,723,299,736	864,716,111,135	610,718,227,520
2	Revenue deductions	2		-	-		
3	Net revenue from sales of goods and provision of services (10 = 10 - 01)	10		352,954,217,028	436,723,299,736	864,716,111,135	610,718,227,520
4	Cost of goods sold	11	VI.27	211,654,003,919	242,126,158,045	484,187,619,202	348,627,721,690
5	Gross profit (20 = 10 - 11)	20		141,300,213,109	194,597,141,691	380,528,491,933	262,090,505,830
6	Gain/(loss) from the sale and disposal of investment property	21		-	-		
7	Financial income	22	VI.26	34,421,654,819	15,315,310,401	38,060,824,476	60,555,247,101
8	Financial expenses	23	VI.28	787,071,408	40,613,634	2,372,781,055	2,420,755,990
9	In which: Loan interest expenses	24		-	-		
10	Selling expenses	25		1,006,205,466	1,813,384,193	3,084,557,905	3,834,908,083
11	General administration expenses	26		14,093,656,952	121,357,204,555	146,069,745,354	39,207,359,627
12	Net operating profit { 30 = 20 + (21 - 22) - (24 + 25) }	30		159,834,934,102	86,701,249,710	267,062,232,095	277,182,729,231
13	Other income	31		7,719,987,357	145,195,994,580	155,470,589,092	25,955,585,663
14	Other expenses	32		7,365,905,473	9,851,997,611	17,615,112,840	15,487,101,450
15	Other profit/(loss) (40 = 31 - 32)	40		354,081,884	135,343,996,969	137,855,476,252	10,468,484,213
16	Total accounting profit before tax (=30+40)	50		160,189,015,986	222,045,246,679	404,917,708,347	287,651,213,444
17	Current income tax	51	VI.30	26,778,365,660	44,595,610,494	81,301,565,673	50,008,360,110
18	Deferred income tax	52	VI.30	-	-		
19	Profit after tax (=50-51-52)	60		133,410,650,326	177,449,636,185	323,616,142,674	237,642,853,334
20	Basic earnings per share (*)	70					
21	Diluted earnings per share (*)	71					

Preparer



Võ Duy Hương

Chief Accountant



Nguyễn Hữu Việt

October 20, 2026

General Director



Nguyễn Đức Hiền

SEPARATE STATEMENT OF CASH FLOWS

As at September 30, 2026

(Direct method)

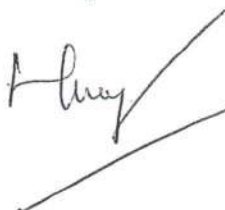
No.	Items	Note	Accumulated from the beginning of the year	
			Năm 2026	Năm 2025
	I. Cash flows from operating activities			
01	1. Proceeds from sales of goods and provision of services and oth		891,088,621,176	667,862,086,511
02	2. Expenditures paid to suppliers		(136,392,895,139)	(74,951,765,505)
03	3. Expenditures paid to employees		(227,519,686,612)	
04	4. Interest paid		-	
05	5. Corporate income tax paid		(40,000,000,000)	(25,003,972,830)
06	6. Other proceeds from operating activities		185,662,111,686	45,382,783,755
07	7. Other expenditures on operating activities		(352,792,973,312)	(545,526,319,400)
20	<i>Cash flows from operating activities</i>		320,045,177,799	67,762,812,531
	II. Cash flows from investing activities			
21	1. Purchases and construction of fixed assets and other non-currei		(46,797,385,353)	(30,835,810,049)
22	2. Proceeds from disposals of fixed assets and other non-current a		-	-
23	3. Cash outflow for lending, buying debt instruments of other enti		(299,057,588,064)	(229,404,282,505)
24	4. Cash recovered from lending, selling debt instruments of other		152,219,249,273	294,704,927,094
25	5. Investments in other entities		-	-
26	6. Withdrawals of investments in other entities		-	-
27	7. Interest earned, dividends and profits received		22,868,954,028	60,676,096,059
30	<i>Net cash flows from investing activities</i>		(170,766,770,116)	95,140,930,599
	III. Cash flows from financing activities			
31	1. Proceeds from issuing stocks and capital contributions from ow		-	-
32	2. Repayment for capital contributions and re-purchases of stocks		-	-
33	3. Proceeds from borrowings		-	-
34	4. Repayment for loan principal		-	-
36	6. Dividends and profit paid to the owners		(553,463,350)	(168,136,902,650)
40	<i>Net cash flows from financing activities</i>		(553,463,350)	(168,136,902,650)
50	Net cash flows during the period		148,724,944,333	(5,233,159,520)
60	Beginning cash and cash equivalents		247,794,157,666	276,874,275,023
61	Effects of fluctuations in foreign exchange rates		(319,444)	7,003,195
70	Ending cash and cash equivalents		396,518,782,555	271,648,118,698

Preparer

Chief Accountant

October 20, 2026

General Director



Võ Duy Hường



Nguyễn Hữu Việt





Nguyễn Đức Hiền

DONG PHU RUBBER JOINT STOCK COMPANY**Separate Financial Statements**

Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City

For the accounting period from 01/01/2026 to 30/9/2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*For the accounting period from January 1, 2026, to September 30, 2026***I. General information.****01. Ownership form**

Dong Phu Rubber Joint Stock Company was converted from Dong Phu Rubber Company - a subsidiary of Viet Nam Rubber Group - Joint Stock Company, pursuant to Decision No. 3441/QĐ-BNN-ĐMDN dated November 13, 2006, issued by the Ministry of Agriculture and Rural Development.

Dong Phu Rubber Joint Stock Company operates under the Enterprise Registration Certificate of a Joint Stock Company, first issued under No. 4403000069 on 28/12/2006, and the 14th amended registration under No. 3800100376 dated 02/08/2025, issued by the Business Registration Office under the Department of Finance of Dong Nai City.

Head Office Address: Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City, Vietnam.

Tel: 0271 3 819 786 Fax: 0271 3 819 620

Website: www.doruco.com.vn/

The Company's charter capital, as stated in the Enterprise Registration Certificate, is VND 868,859,320,000 (Eight hundred sixty-eight billion, eight hundred fifty-nine million, three hundred twenty thousand Vietnamese dong). The total number of shares is 86,885,932 shares, with a par value of VND 10,000 per-share. Shareholder list:

No.	Shareholder Name	Capital Contribution	Number of Shares	Ownership Percentage
01	Vietnam Rubber Group - Joint Stock Company	480,000,000,000	48,000,000	55.24%
02	Other Shareholders	388,859,320,000	38,885,932	44.76%
	Total	868,859,320,000	86,885,932	100%

Legal Representative:

Mr. Mai Huynh Nhat - Chairman of the Board of Directors (born in 1965; ethnicity: Kinh, nationality: Vietnamese; Citizen Identification Card No. 056065000226 issued by the Department of Administrative Police for Social Order on January 06, 2025; Permanent Residence Registration Address: Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City).

Mr. Nguyen Duc Hien - General Director - Date of Birth: July 29, 1978; Personal Identification Number: 074078000604; Permanent Residence Registration Address: Ben Tranh Hamlet, Thanh An Commune, Ho Chi Minh City, Vietnam

02. Operating field

The Company's business sectors include rubber plantation and trading; real estate business; and retail of goods.

03. Principal business activities

- Rubber plantation (Details: Cultivation and processing of rubber latex; Liquidation of rubber plantations)
- Poultry farming
- Construction of railways and roads
- Construction of all types of houses (Investment in and construction of industrial and civil projects inside and outside industrial zones
- Civil and industrial construction); Manufacturing of pesticides and other chemical products used in agricultura
- Real estate business, land use rights trading owned, used, or leased by the company (Real estate investment and trading)
- Afforestation and forest care (Afforestation, forest protection and conservation, exploitation, processing, and trading of products from planted forests)
- Production of fertilizers and nitrogen compounds (Chemical fertilizer industry)
- Wholesale of construction materials and installation equipment (Trading of rubberwood)
- Logging (Rubberwood logging)
- Trading and import-export of various types of rubber latex.

04. Normal operating cycle

The normal production and business operation period: 12 months.

The average production and business cycle of the industry, sector: 12 months.

05. Business Structure**1. Subordinate Unit:**

As of September 30, 2026, the Company has eight (8) member units as follows:

No.	Member units	Address
01	Company Office	Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City
02	An Binh Rubber Plantation	Binh Thang Hamlet, Phu Gio Commune, Ho Chi Minh City
03	Tan Lap Rubber Plantation	Ap 2 Hamlet, Dong Phu Commune, Dong Nai City
04	Thuan Phu Rubber Plantation	Thuan Phu 3 Hamlet, Thuan Loi Commune, Dong Nai City
05	Tan Hung Rubber Plantation	Suoi Nhung Hamlet, Tan Loi Commune, Dong Nai City
06	Tan Thanh Production Team	Ap 3 Hamlet, Dong Xoai Ward, Dong Nai City
07	Thuan Phu Processing Enterprise	Thuan Phu 2 Hamlet, Thuan Loi Commune, Dong Nai City
08	Dak Nong Production Team	Ba Tang Hamlet, Dak Wil Commune, Lam Dong Province

The main business activities of the subordinate units are rubber cultivation, exploitation, and processing.



DONG PHU RUBBER JOINT STOCK COMPANY

Thuan Phu I Hamlet, Thuan Loi Commune, Dong Nai City

Separate Financial Statements

For the accounting period from 01/01/2026 to 30/9/2026

b. Subsidiaries

Information about the company's subsidiaries as of September 30, 2026

Subsidiary Name	Place of Incorporation and Operation	Ownership Percentage	Voting Rights Percentage	Main Business Activity
Bac Dong Phu Industrial Park Joint Stock Company	Dong Nai City	51.00%	51.00%	Industrial Park infrastructure business
Dong Phu Technical Rubber Joint Stock Company	Dong Nai City	76.83%	76.83%	Production of rubber mattresses
Dong Phu - Kratie Rubber Joint Stock Company	Dong Nai City	58.37%	58.37%	Cultivation, exploitation, and processing of rubber products

II. Accounting period and currency used in accounting

01. The Company's fiscal year begins on January 1 and ends on December 31 of each calendar year. For this accounting period, the Company prepares the Separate Financial Statements for the period from January 1, 2026, to September 30, 2026

02. The currency used in accounting records is the Vietnamese Dong (VND).

III. Accounting standards and system**01. Accounting System**

The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance, providing guidance on the Corporate Accounting Regime.

02. Statement of the compliance with the Accounting Standards and System

The Company has applied the Vietnamese Accounting Standards and related guidance documents issued by the State. The Financial Statements are prepared and presented in full compliance with the provisions of each standard, circulars guiding the implementation of the standards, and the current Enterprise Accounting Regime in effect.

IV. Accounting policies**01. Exchange rates applied in accounting**

The company conducts transactions in foreign currency and records them in the accounting books and prepares financial statements in a consistent currency unit, which is the Vietnamese Dong. The conversion of foreign currency to Vietnamese Dong is based on:

- The actual transaction exchange rate;
- The exchange rate recorded in the accounting books.

02. Principle of determining the real interest rate used to discount cash flow

Real interest rate (effective interest rate) is determined as follows:

- It is the commercial bank lending interest rate commonly applied in the market at the time of the transaction;
- In case the commercial bank lending interest rate mentioned above cannot be determined, the actual interest rate is the interest rate at which the Company can borrow in the form of issuing debt instruments without the right to convert into shares (such as issuing ordinary bonds without the right to convert or borrowing by normal contracts) under normal production and business conditions.

03. Principles for Determining Cash and Cash Equivalents

Cash and Cash Equivalents include cash on hand, bank deposits, and short-term investments with maturities of no more than three months. These assets must be highly liquid, easily convertible into specific amounts of cash, and subject to insignificant risk of changes in value upon conversion to cash.

Amounts deposited by other enterprises and individuals as deposits or escrow with the Company are managed and accounted for as the Company's cash.

When foreign currency transactions occur, the foreign currency is converted into Vietnamese Dong based on the following principles: Debit side of cash accounts: The actual transaction exchange rate is applied; Credit side of cash accounts: The weighted average exchange rate.

At the time of preparing the Financial Statements as required by law, foreign currency balances are revalued at the actual transaction exchange rate, which is the buying exchange rate of the commercial bank where the Company frequently transacts at the time of preparing the Financial Statements.

04. Principles for Recognizing Investments***a. Held-to-maturity investments***

Held-to-maturity investments include term deposits and bonds for the purpose of receiving periodical interest.

For held-to-maturity investments, if no provision for doubtful debts has been made as required by law, the accountant evaluates the recoverability of the investments. If there is conclusive evidence that part or all of the investment may not be recoverable, the accountant records the loss as a financial expense for the period. If the loss cannot be reliably determined, the accountant explains the recoverability of the investment in the Financial Statements.

b. Investment in subsidiaries

Investments in subsidiaries where the Company holds control are presented using the cost method. The profit distribution that the parent company receives from the cumulative profits of its subsidiaries after the parent company gains control is recorded in the business results for the year of the parent company. Other distributions are considered as a recovery of investments and are deducted from the investment value.

A provision for investment devaluation is established at the end of the year. The provision amount is determined based on the financial statements at the time the provision is made by the economic organization.

c. Equity investments in other entities

Investments in other entities are presented at cost.

Provision for diminution in value of investments is made at year-end for the difference where the carrying amount recorded in the accounting books exceeds their market value at the date of provisioning. Where market value cannot be determined, the provision is determined based on the financial statements of the investee at the time of provisioning.

05. Principles for Recognizing Receivables

Việc The classification of receivables as trade receivables and other receivables is made according to the following principles:

a. Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions such as: Receivables from sales of goods, provision of services, liquidation, and transfer of assets (fixed assets, investment properties, financial investments) between the Company and buyers (independent entities separate from the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). These receivables also include amounts receivable from the sale of exported goods by the principal through the trustee.

b. Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions such as :

- Receivables generating financial revenue such as loan interest, deposits, dividends, and profit sharing;
- Amounts advanced on behalf of a third party that are entitled to reimbursement; amounts the export trustee must collect on behalf of the consignor;
- Non-commercial receivables such as asset lending, receivables for fines, compensation, and pending asset shortages ...

When preparing the Financial Statements, the accountant classifies receivables as long-term or short-term based on their remaining maturity. The receivables line items in the Balance Sheet may include amounts reflected in accounts other than receivable accounts such as: loans recorded in account 1283; deposits and collaterals recorded in account 244; and advances recorded in account 141... Receivables denominated in foreign currencies are revalued at the end of the period when preparing the Separate Financial Statements. The actual transaction exchange rate used for revaluing foreign currency receivables at the time of preparing the Financial Statements is the exchange rate published by the commercial bank where the Company frequently transacts (selected by the Company for transactions with the receivable party).

The provision for doubtful debts is determined based on items classified as short-term and long-term receivables in the Balance Sheet. Each doubtful debt is provided for based on its age or the expected loss that may occur.



06. Principles for Recognizing Inventories***a. Principles for Recognizing Inventories***

The Company's inventories are assets purchased for production or sale during the normal course of business. For work-in-progress products, if the production or circulation time exceeds a normal business cycle, they are not presented as inventories on the Balance Sheet but are instead classified as long-term assets. Products, goods, materials, assets kept on deposit, consigned for import and export, processed... that are not owned and controlled by the Company are not reflected as inventory.

Inventories are measured at cost. If the net realizable value is lower than the cost, inventories are measured at net realizable value. The cost of inventories includes purchase costs, processing costs and other directly related costs incurred to bring the inventories to their current location and condition.

b. Methods for inventory valuation

Inventory value is determined using the weighted average method.

The method for determining the value of work-in-progress products: Costs of unfinished production are accumulated based on the actual costs incurred for each production stage in the process.

c. Inventory accounting method

Inventories are accounted for using the perpetual inventory method.

d. Method for making provisions for inventory devaluation

The provision for inventory devaluation is made at the end of the year and is calculated as the difference between the cost of inventory and its net realizable value, if the cost is higher.

07. Fixed assets and depreciation of fixed assets

Tangible fixed assets and intangible fixed assets are recognized at cost. During their use, tangible fixed assets and intangible fixed assets are recorded at historical cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method. The estimated depreciation periods are as follows:

Buildings and structures	08-50 years
Machinery and equipment	05-20 years
Motor vehicles	06-30 years
Office equipment	03-08 years
Software	03-08 years

Depreciation of fixed assets for rubber plantations is carried out in accordance with Official Dispatch No. 1937/BTC-TCDN dated February 9, 2010, issued by the Corporate Finance Department - Ministry of Finance regarding depreciation of rubber plantations, and Decision No. 221/QĐ-CSVN dated April 27, 2010, issued by the Vietnam Rubber Group regarding the issuance of depreciation rates for rubber plantations based on a 20-year exploitation cycle; specifically as follows:

<i>Year of Exploitation</i>	<i>Depreciation Rate (%)</i>
- Year 1	2.50
- Year 2	2.80
- Year 3	3.50

DONG PHU RUBBER JOINT STOCK COMPANY

Thuan Phu 1 Hamlet, Thuan Loi Commune, Dong Nai City

Separate Financial Statements

For the accounting period from 01/01/2026 to 30/9/2026

- Year 4	4.40
- Year 5	4.80
- Year 6	5.40
- Year 7	5.40
- Year 8	5.10
- Year 9	5.10
- Year 10	5.00
- Year 11	7.00
- Year 12	6.60
- Year 13	6.20
- Year 14	5.90
- Year 15	5.50
- Year 16	5.40
- Year 17	5.00
- Year 18	5.00
- Year 19	5.20

The annual depreciation amount is determined by multiplying the historical cost of the rubber plantation by the depreciation rate applicable for that year.

The depreciation for the final year (Year 20) is determined based on the residual value of the plantation in the last year of exploitation.

08. Principles for Recognizing Construction-in-Progress Costs

Collecting and tracking costs incurred in basic construction investment projects (including costs for acquiring new fixed assets, new construction, repair, renovation, expansion, or technical upgrades of works) and monitoring the settlement of construction projects.

Construction-in-progress costs are tracked in detail for each project, work item, and specific cost category.

09. Principles for recognizing and allocating prepaid expenses.

Prepaid expenses that are only related to the business performance of one fiscal year or business cycle are recorded as short-term prepaid expenses and are allocated to the business performance of that fiscal year. Prepaid expenses that arise in a fiscal year but are related to the business performance of many accounting periods are recorded as long-term prepaid expenses and are gradually allocated to the business performance of the following accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and extent of each type of expense to select an appropriate method and allocation basis. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

10. Principles for recognizing liabilities

Accounts payable to the seller are classified according to the following principles:

- a. Trade payables include amounts payable of a commercial nature arising from transactions involving the purchase of goods, services, or assets, and are owed to sellers (independent entities separate from the buyer, including payables between the parent company and subsidiaries, joint ventures, and associates). These payables also include amounts payable for imports made through an entrusted party (in consignment import transactions);
- b. Other payables include non-commercial payables that are not related to transactions involving the purchase, sale, or provision of goods and services:
 - Payables related to financial expenses, such as interest payable, dividends and profits payable, and payables for financial investment activities;
 - Payables arising from advances made by third parties; amounts received by the trustee from related parties for payment as designated in entrusted import-export transactions;
 - Non-commercial payables such as payables arising from borrowing assets, fines, compensation, surplus assets pending resolution, and payables related to social insurance, health insurance, unemployment insurance, and trade union fees, ...

When preparing the Financial Statements, the accountant classifies payables as long-term or short-term based on their remaining maturity. If evidence indicates that a loss is likely to occur, the accountant immediately recognizes a payable in accordance with the prudence principle.

Payables denominated in foreign currencies are revalued at the end of the period when preparing the Financial Statements. The actual transaction exchange rate used for revaluing foreign currency payables at the time of preparing the Financial Statements is the exchange rate published by the commercial bank where the Company frequently transacts (selected by the Company for transactions with the payable party).

11. Principles for recognizing borrowings

Borrowings with repayment terms exceeding 12 months from the date of the Financial Statements are presented as long-term borrowings and finance leases. Borrowings due within the next 12 months from the date of the Financial Statements are presented as short-term borrowings and finance leases to facilitate repayment planning.

Borrowing costs directly related to the loan (excluding interest payable), such as appraisal fees, audit fees, and loan application preparation costs, are recorded as financial expenses. If these costs arise from consolidated loans used for the purpose of investing in, constructing, or producing work-in-progress assets, they are capitalized.

When preparing the Financial Statements, the balances of borrowings denominated in foreign currencies are revalued at the actual exchange rate at the time of preparing the Financial Statements. Exchange rate differences arising from the settlement and end-of-period revaluation of foreign currency borrowings are recorded as financial income or financial expenses.

12. Principles for recognizing and capitalizing borrowing costs

Borrowing costs are recognized as production and business expenses for the period when incurred, except for borrowing costs directly related to the investment in construction or production of work-in-progress assets, which are capitalized as part of the asset's value when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in construction or production of work-in-progress assets, which require a period of more than 12 months to be put into use for their intended purpose or for sale, are capitalized as part of the asset's value. These costs include interest on loans, amortization of discounts or premiums on bond issuance, and other incidental costs related to the borrowing process.

For consolidated loans used for the construction of fixed assets and investment properties, interest on the loans is capitalized even when the construction period is less than 12 months.

13. Principles for recognizing and capitalizing borrowing costs

Payables for goods and services received from sellers or provided to buyers during the reporting period but not yet paid due to the absence of invoices or incomplete accounting documents are recognized as production and business expenses for the reporting period.

The recognition of payable expenses into production and business expenses for the period must follow the principle of matching revenue and expenses incurred during the period.

Payable expenses will be settled based on the actual costs incurred. The difference between the estimated accrual and actual expenses will be reversed.

14. Principles for Recognizing Owner's Equity

The owner's equity is recognized based on the actual capital contributed by the owner.

Capital surplus reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price of the shares (including cases of reissuing treasury shares). It can result in a positive surplus (if the issue price is higher than the par value and the direct costs related to the issuance) or a negative surplus (if the issue price is lower than the par value and the direct costs related to the issuance).

Treasury stocks are shares issued by the Company and repurchased by the Company. These shares are not canceled and will be reissued within the time frame specified by securities laws. Treasury stocks are recognized at their repurchase cost and presented on the Balance Sheet as a reduction in the owner's equity. The cost of treasury stocks when reissued or used for dividends, bonuses, ..., is calculated using the weighted average method.

Undistributed profit after tax reflects the business results (profits or losses) after corporate income tax and the distribution of profits or handling of losses by the Company. Profit distribution occurs when the Company has undistributed profit after tax not exceeding the undistributed profit after tax on the consolidated financial statements, after excluding the impact of any gains recognized from bargain purchase transactions. In the case of

dividend payments, profits distributed to owners exceeding the undistributed profit after tax are recognized as a reduction in capital contributions. Undistributed profit after tax may be distributed to investors based on their capital contribution ratio, after approval by the General Meeting of Shareholders/Board of Directors and after the necessary allocations to reserves in accordance with the Company's Charter and Vietnamese legal regulations.

Dividends payable to shareholders are recognized as a payable on the Company's Balance Sheet after the dividend declaration by the Board of Directors and the notification of the dividend entitlement date by the Viet Nam Securities Depository And Clearing Corporation (VSDC).

15. Principles and methods for recognizing revenue

a. Sales Revenue

Sales revenue is recognized when the following conditions are met:

- Most of the risks and benefits associated with ownership of the product or goods have been transferred to the buyer;
- The Company no longer retains control over the goods as the owner or does not have control over the goods;
- The revenue is reasonably certain;
- The Company has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined

b. Service Revenue

Service revenue is recognized when the outcome of the transaction can be reliably determined. In cases where the provision of services spans multiple periods, revenue is recognized in the period based on the portion of the work completed as of the Balance Sheet date of that period. The outcome of the service transaction is determined when the following conditions are met:

- The revenue is reasonably certain;
- It is probable that economic benefits will be obtained from the service transaction;
- The portion of work completed as of the Balance Sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined

The portion of service work completed is determined using the method of evaluating completed work.



c. Financial Revenue

Revenue arising from interest, dividends, profit sharing and other financial income is recognized when both of the following conditions are met:

- It is probable that economic benefits will be obtained from the transaction;
- The revenue is reasonably certain.

Dividends and profit sharing are recognized when the Company has the right to receive the dividend or profit from its investment.

d. Other Income

Reflects income other than that arising from the Company's main business activities, including:

- Income from the sale or disposal of fixed assets;
- Income from sale and leaseback transactions;
- Tax refunds or reductions related to the sale of goods or provision of services, such as refundable export tax, reduced VAT, special consumption tax and environmental protection tax (EPT) that were previously paid;
- Compensation received from third parties to cover losses to assets (e.g., insurance proceeds, compensation for relocating business premises, and similar payments);
- Fines collected from customers for contract violations;
- Other income not listed above.

16. Principles for accounting for cost of goods sold

Reflects the cost of goods, products, or services sold during the period.

The provision for inventory devaluation is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the cost of inventory.

For the portion of inventory value that has been damaged or lost, the accountant immediately includes it in the cost of goods sold (after deducting any compensation, if applicable).

For direct material costs that exceed the normal consumption level, labor costs, and fixed production overhead costs that are not allocated to the value of inventory, the accountant immediately includes them in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

Import taxes, special consumption taxes, and environmental protection taxes that have been included in the cost of purchased goods, if refunded upon the sale of the goods, are recorded as a reduction in the cost of goods sold.

Cost of goods sold expenses that are not deductible for corporate income tax purposes according to tax law, but for which proper invoices and documentation exist and are recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses but will be adjusted in the corporate income tax settlement to increase the taxable income.

17. Principles for accounting for financial expenses

Reflects financial operating expenses, including costs or losses related to financial investment activities, lending and borrowing costs, costs for joint venture and associate contributions, losses from the sale of short-term securities, transaction costs related to the sale of securities; provisions for devaluation of trading securities, provisions for investment loss in other entities, losses arising from foreign currency sales, foreign exchange losses, ...

Financial expenses that are not deductible for corporate income tax purposes under tax law, but for which proper invoices and documentation exist and have been correctly recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses. Instead, they are adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

18. Principles for accounting for selling expenses and administrative expenses

Selling expenses include actual costs incurred during the process of selling products, goods, or providing services, such as costs for offering, introducing products, advertising products, sales commissions, product warranty costs, storage, packaging, transportation costs, ...

Administrative expenses include: Salaries and wages of employees in the management department (salary, wages, allowances, ...); social insurance, health insurance, trade union funds, unemployment insurance for management personnel; office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provisions for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, ...); other cash expenses (hospitality, customer meetings, ...)

Selling expenses and administrative expenses that are not deductible for corporate income tax purposes under tax law, but for which proper invoices and documentation exist and have been correctly recorded in accordance with the Company's accounting policies, are not reduced in accounting expenses. Instead, they are adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

19. Corporate Income Tax***Current corporate income tax expense and deferred corporate income tax expense***

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate for the current accounting year.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

Current corporate income tax expense is not offset against deferred corporate income tax expense.

Tax incentives and exemptions

According to Clause 4, Article 11; Article 13; and Article 14 of Circular No. 96/2015/TT-BTC dated June 22, 2015, issued by the Ministry of Finance regarding corporate income tax, the Company is eligible for a preferential corporate income tax rate of 10% on income derived from cultivation activities in economically disadvantaged

areas.

This tax reduction does not apply to other income sources, which are subject to a 20% tax rate.

20. Other accounting principles and methods

a. Financial Instruments

Initial recognition

Financial Assets

The Company's financial assets include cash and cash equivalents, receivables from customers and other receivables, loans, short-term and long-term investments. At initial recognition, financial assets are measured at acquisition cost/issuance cost plus other directly attributable costs related to the acquisition/issuance of those financial assets.

Financial Liabilities

The Company's financial liabilities include borrowings, payables to suppliers and other payables, and accrued expenses. At initial recognition, financial liabilities are measured at issuance cost plus other directly attributable costs related to the issuance of those financial liabilities.

Subsequent Measurement Currently

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

b. Related Parties

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making decisions about financial and operating policies. The Company's related parties include:

- Enterprises that directly or indirectly, through one or more intermediaries, control, are controlled by, or are under common control with the Company, including the parent, subsidiary, and associate companies;
- Individuals who directly or indirectly hold voting power in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the individuals mentioned above directly or indirectly hold a significant portion of the voting power or have significant influence over the Company.

In considering each related party relationship, attention should be paid to the substance of the relationship, not just its legal form.

c. Product prices

For the main product, rubber latex: The product cost is calculated using the weighted average method on an annual basis, divided into two stages: the raw latex extraction stage and the latex processing stage into finished product.

For by-products: The direct cost accumulation method is applied.

V.ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE BALANCE SHEET

1. Cash and cash equivalents	30/09/2026 VND	01/01/2026 VND
Cash on hand	139,292,881	71,622,455
Cash in banks	153,167,543,514	38,845,005,808
Cash equivalents	243,211,946,160	208,877,529,403
Total	396,518,782,555	247,794,157,666

2. FINANCIAL INVESTMENTS

a. Held-to-maturity investments	Ending Balance		Beginning Balance	
	Cost	Book Value	Cost	Book Value
+ <i>Short-term</i>	808,601,528,590	808,601,528,590	509,077,105,828	509,077,105,828
- Term deposits	797,257,041,385	797,257,041,385	501,556,443,547	501,556,443,547
+ Accrued interest receivables	11,344,487,205	11,344,487,205	7,520,662,281	7,520,662,281
- Deposit interest income	11,344,487,205	11,344,487,205	7,520,662,281	7,520,662,281
+ <i>Long-term</i>	-	-	-	-
- Term deposits	-	-	-	-
- Bonds	-	-	-	-
- Others	-	-	-	-
Total	808,601,528,590	808,601,528,590	509,077,105,828	509,077,105,828

3. Accounts receivable from customers	30/09/2026 VND	01/01/2026 VND
Pham Thi Thanh	4,433,061,365	4,433,061,365
Them Kieu Business Household	1,033,485,800	1,033,485,800
Vietnam Rubber Group - Joint Stock Company	4,200,000,000	
Binh Phuoc Branch of NOCHY Trading Company Limited	1,175,360,548	126,657,720
Huy Thang Agriculture One Member Limited Liability Company	352,595,502	
R1 International Pte Ltd	1,217,527,374	
DNS CO., LTD	1,304,476,378	
LG COMMTRADE PTY LTD	6,331,112,928	
INTERNATIONAL DE POLIMEROS – INPOL S.A.	2,668,192,084	
Others	109,155,425	288,154,702
Total	22,824,967,404	5,881,359,587

4. Short-term prepaid expenses	30/09/2026 VND	01/01/2026 VND
FPT Securities Joint Stock Company – Ho Chi Minh City Branch		19,250,000
Thai Nguyen Equipment & Construction Company Limited	3,240,000	
Dong Nai City Department of Agriculture and Environment	32,135,902	
Dong Nai Telecommunications - Vietnam Posts and Telecommunications Group	176,387	
A.A.P Architecture and Planning Consulting Company Limited	103,574,367	
AC&D Design & Construction Consulting Company Limited	42,651,959	
Quoc Thinh BP Company Limited	99,132,130	
Vietnam Association of Practicing Accountants – Branch	1,600,000	
Energy Consulting and Equipment Joint Stock Company	150,000,000	
Dang Tien Technology Engineering Company Limited	375,840,000	
Others		
Total	808,350,745	19,250,000

5. Other short-term receivables	30/09/2026 VND	01/01/2026 VND
Short-term deposit and margin		
Receivables for advances	2,012,389,736	3,883,225,265
Receivables related to social insurance	238,516,418	238,516,418
Receivables related to personal income tax		99,945,712
Others		
Total	2,250,906,154	4,221,687,395

6. Other long-term receivables	30/09/2026 VND	01/01/2026 VND
Long-term deposit and margin	1,350,000,000	1,700,000,000
Funding for support of social insurance, health insurance, and unemployment insurance for ethnic minority workers	272,609,209	6,284,602,588
Total	1,622,609,209	7,984,602,588

7. Inventories	30/09/2026 VND	01/01/2026 VND
Materials and supplies	7,976,648,615	6,972,396,387
Tools	1,780,953,082	1,531,847,011
Work-in-progress	21,317,893,290	35,552,857,654
Finished goods	30,654,081,594	80,184,723,854
Provision for devaluation of inventory		
Total cost of inventory	61,729,576,581	124,241,824,906

8. Prepaid expenses	30/09/2026 VND	01/01/2026 VND
a. Short-term	335,346,543	73,665,156
Short-term prepaid expenses	335,346,543	73,665,156
b. Long-term	3,093,082,804	4,539,538,228
Cost of tools awaiting allocation	3,093,082,804	4,539,538,228
Repair costs		
Total	3,428,429,347	4,613,203,384



9. Taxes and other obligations to the State Budget

	30/09/2026 VND	01/01/2026 VND
VAT		
Corporate income tax		22,539,454,419
Personal income tax	7,852,711,750	4,892,043,177
Natural Resources Tax	1,609,922	1,350,692
Fees, charges and other payables to the State		6,526,320
Property tax	19,884,734,839	53,781,369,392
Total	27,739,056,511	81,220,744,000

10. Increase/ (decrease) of Tangible fixed assets

(Details can be found in the attached Appendix 01)

11. Increase/ (decrease) of intangible fixed assets

Items	Land use right	Others	Computer software	Total
Costs				
Beginning balance	997,194,500	426,803,509	1,810,298,087	3,234,296,096
Increase in the period	-	-	-	-
- Due to purchase				-
- Due to construction investment				-
- Other increases				-
Decrease in the period				-
- Due to disposal of fixed assets				-
- Other decreases				-
Ending balance	997,194,500	426,803,509	1,810,298,087	3,234,296,096
Depreciation of fixed assets				
Beginning balance	325,275,383	178,727,267	1,392,436,741	1,896,439,391
Increase in the period	21,368,452	20,449,241	128,038,836	169,856,529
- Due to depreciation of fixed assets	21,368,452	20,449,241	128,038,836	169,856,529
- Other increases				-
Decrease in the period				-
- Due to disposal of fixed assets				-
Ending balance	346,643,835	199,176,508	1,520,475,577	2,066,295,920
Remaining value				
Beginning balance	671,919,117	248,076,242	417,861,346	1,337,856,705
Ending balance	650,550,665	227,627,001	289,822,510	1,168,000,176

12. Long-term work in progress costs

	30/09/2026 VND	01/01/2026 VND
Plants cultivated for one-time harvesting		
- Afforestation costs	2,815,788,116	2,798,980,116
- Interplanted forest established in 2021	1,750,486,717	1,645,600,862
- Replanted trees in 2022 (for timber production)	2,532,878,031	2,350,819,403
- Interplanted timber trees in 2023	1,768,299,707	1,564,354,435
- Other cultivated trees	416,024,283	398,230,539
Total	9,283,476,854	8,757,985,355

13. Construction in progress

	30/09/2026 VND	01/01/2026 VND
<i>Agricultural projects</i>	<i>181,489,624,953</i>	<i>193,688,346,752</i>
Replanting plantation 2019		36,483,590,759
Replanting plantation 2020	40,108,987,184	41,678,643,692
Replanting plantation 2021	36,074,129,576	39,283,928,126
Replanting plantation 2022	31,357,491,026	26,315,606,743
Replanting plantation 2023	26,386,479,819	18,812,195,080
Replanting plantation 2024	22,591,971,459	16,926,745,563
Replanting plantation 2025	20,547,315,420	13,727,437,487
Corn biomass plantation 2025		329,232,000
Replanting plantation 2026	4,423,250,469	130,967,302
<i>Construction of transportation infrastructure</i>	<i>6,481,482</i>	
<i>Procurement of equipment</i>	<i>154,343,000</i>	
<i>Construction of architectural structures</i>	<i>589,679,690</i>	
<i>Other basic construction projects</i>	<i>558,707,118</i>	<i>558,707,118</i>
Total	182,798,836,243	194,247,053,870

14. Investment in subsidiary

	30/09/2026 VND	01/01/2026 VND
Bac Dong Phu Industrial Park Corporation	153,000,000,000	153,000,000,000
Dong Phu Technical Rubber Joint Stock Company	133,995,000,000	133,995,000,000
Dong Phu - Kratie Rubber Joint Stock Company	525,000,000,000	525,000,000,000
Total	811,995,000,000	811,995,000,000

15. Other long-term investments

	30/09/2026 VND	01/01/2026 VND
<i>a. Stock investment (*)</i>	-	-
<i>b. Investment capital</i>	<i>127,733,870,000</i>	<i>127,733,870,000</i>
Rubber Trading And Tourism Services Joint Stock Company	19,895,870,000	19,895,870,000
Phu Thinh Investment Construction Rubber Joint Stock Company	1,500,000,000	1,500,000,000
Sa Thay Rubber Join Stock Company	71,277,000,000	71,277,000,000
Dau Tieng Lao Cai Rubber Joint Stock Company	24,611,000,000	24,611,000,000
741 National Highway BOT Business Joint Stock Company	10,450,000,000	10,450,000,000
Total	127,733,870,000	127,733,870,000

16. Long-term financial investment provisions

	30/09/2026 VND	01/01/2026 VND
Dong Phu Technical Rubber Joint Stock Company	(45,876,286,993)	(43,685,352,820)
Rubber Trading And Tourism Services Joint Stock Company	(18,648,490,161)	(18,657,723,631)
Total	(64,524,777,154)	(62,343,076,451)

17. Short-term unearned revenue

	30/09/2026 VND	01/01/2026 VND
Short-term unearned revenue	10,726,007,991	15,552,707,991
Total	10,726,007,991	15,552,707,991

18. Short-term payables to suppliers	30/09/2026 VND	01/01/2026 VND
RUBBER ENGINEERING JOINT STOCK COMPANY	56,244,910	42,827,735
Thinh Phat Dat Construction Limited Liability Company		14,491,396
Thang Long Bridge and Road Construction One Member Limited Liability	4,650,000	4,650,000
Thai Lai Binh Phuoc One Member Limited Liability Company	6,773,600	6,773,600
Tin Cuong Phat Survey, Design and Construction Consulting Joint Stock Company	62,438,032	62,438,032
TRANG PHUC AN COMPANY LIMITED	432,000,000	
HONG HAI PRODUCTION, TRADING AND SERVICE JOINT STOCK	50,760,000	
PHAN KHAC THUONG PRIVATE ENTERPRISE	112,752,000	
Dai Trung Tin Import Export Trading and Services Company Limited	30,252,960	
FPT Securities Joint Stock Company – Ho Chi Minh City Branch	8,250,000	
Power Engineering Consulting Joint Stock Company 2 – Solar Power Plant Management Branch	193,466,064	
HOANG HAI COMPANY	112,000,000	
NAM CUONG CONSTRUCTION COMPANY LIMITED		92,761,386
Others		40,732,362
Total	1,069,587,566	264,674,511
19. Short - term advances from customers	30/09/2026 VND	01/01/2026 VND
Dang Thai Gia One Member Limited Company		540,484,564
HOANG TAM PHAT AGRICULTURE COMPANY LIMITED	228,613,000	
Phu Thinh Rubber Joint Stock Company		509,090,400
Hong Tuong Company Limited		107,321,760
Thang Thang Loi One Member Company Limited	1,290,695,352	1,005,943,617
Eastern Agricultural Products Company Limited		660,500,000
Branch of One Member Agricultural Wood Company Limited	2,651,598,897	5,265,437,912
Huynh Hai Nam Import and Export Trading Joint Stock Company	686,004,586	1,162,844,597
Indochina Plastic Chemical Limited Company		528,813,747
T2T Rubber Company Limited	7,768,807,200	1,217,448,960
Ho Minh Hiep		1,635,606,840
Duy Phuong Import Export Trading Production Company Limited		1,060,605,000
Phan Tien Cuong		930,338,000
HAE YOUNG TRANDING CO.,LTD		990,302,760
GLOBAL GLORY LIMITED	3,644,633,205	4,999,685,841
WINHOLD INTERNATIONAL CO.,LTD	3,871,332,135	
Dai Thang Rubber Company Limited	420,000,000	
Nam Long Company Limited	420,000,000	
Bio Plus Company Limited	824,188,800	
Minh Long Rubber Trading and Manufacturing Company Limited	441,000,000	
Others	63,552,078	440,806,740
Total	22,310,425,253	21,055,230,738
20. Taxes and others payable to State Treasury	30/09/2026 VND	01/01/2026 VND
Output VAT payable	4,633,886,778	871,479,625
Corporate income tax	18,762,111,254	
Natural resource tax		
Property tax		
Personal income tax		
Total	23,395,998,032	871,479,625

21. Payable expenses	30/09/2026 VND	01/01/2026 VND
Payable expenses	50,592,000	165,000,000
Total	50,592,000	165,000,000

22. Other short-term payables	30/09/2026 VND	01/01/2026 VND
Trade union fees	805,752,910	286,826,214
Payables for the purchase of smallholder rubber latex at the Production Teams	1,489,435,133	2,221,118,659
Received deposits, collateral	1,319,639,141	1,336,553,241
Payable for Social Insurance, Health Insurance, Unemployment Insurance	289,575,570	289,575,570
Payable for reforestation expenses	2,517,682,639	2,517,682,639
Branch of Quang Minh Tien Joint Stock Company		786,000,000
VIET NAM RUBBER GROUP - JOINT STOCK COMPANY	502,000,000	
Other	368,170,544	287,674,723
Total	7,292,255,937	7,725,431,046

23. Payment of dividends and profits	30/09/2026 VND	01/01/2026 VND
Dividends and profits payable to non-controlling shareholders	799,795,845	1,353,259,195
Total	799,795,845	1,353,259,195

24. Scientific and technological development fund	30/09/2026 VND	01/01/2026 VND
Scientific and technological development fund	191,155,514,357	89,395,676,591
Total	191,155,514,357	89,395,676,591

25. Owners' equity

25.1 Statement of changes in equity

(Details can be found in the attached Appendix 02)

25.2 Details of Owner's Contributed Capital

Items	30/09/2026 VND	01/01/2026 VND
Capital Contributions of Shareholders	868,859,320,000	868,859,320,000
+ Viet Nam Rubber Group - Joint Stock Company	480,000,000,000	480,000,000,000
+ Treasury Stocks		
+ Other Shareholders	388,859,320,000	388,859,320,000
Total	868,859,320,000	868,859,320,000

25.3. Shares	30/09/2026	01/01/2026
Number of Shares Registered for Issuance	86,885,932	86,885,932
Number of Shares Issued to the Public	86,885,932	86,885,932
+ Common Shares	86,885,932	86,885,932
+ Preferred Shares	-	-

Number of Shares Repurchased in the Previous Year

+ Common Shares

+ Preferred Shares

Number of Shares Repurchased in the Current Year

+ Common Shares

+ Preferred Shares

- Number of outstanding shares

- Common Shares

- Preferred Shares

86,885,932

86,885,932

86,885,932

86,885,932

* Book value of outstanding shares: VND 10,000 per Share

26. Off balance sheet items

	30/09/2026 VND	01/01/2026 VND
Materials, goods kept for processing	20,363,990,925	32,774,536,588
Bad debts treated		
Foreign Currencies		
- US Dollar (USD)	146,788	1,056
- Euro (EUR)	100	100

01. Revenue from sales of goods and provision of services

	30/09/2026 VND	30/09/2025 VND
Revenue from sales of finished goods	670,657,006,093	455,745,091,818
Revenue from the liquidation sale of rubber trees	182,410,557,372	137,853,867,363
Revenue from providing processing services	6,333,320,670	7,227,910,333
Revenue from by-products of rubber tapping		224,664,300
Revenue from wood processing		6,682,893,706
Revenue from Other Operating Activities	5,315,227,000	2,983,800,000
Total	864,716,111,135	610,718,227,520

02. Revenue deductions

	30/09/2026 VND	30/09/2025 VND
Sales discounts	-	-
Total	-	-

03. Net revenue from sales of goods and provision of services

	30/09/2026 VND	30/09/2025 VND
Revenue from sales of finished goods	670,657,006,093	455,745,091,818
Revenue from the liquidation sale of rubber trees	182,410,557,372	137,853,867,363
Revenue from providing processing services	6,333,320,670	7,227,910,333
Revenue from by-products of rubber tapping		224,664,300
Revenue from wood processing		6,682,893,706
Revenue from Other Operating Activities	5,315,227,000	2,983,800,000
Total	864,716,111,135	610,718,227,520

04. Cost of goods sold

	30/09/2026 VND	30/09/2025 VND
Cost of goods sold from finished products	465,172,323,174	324,743,035,405
Cost of goods sold from the liquidation of rubber trees	10,326,040,461	6,014,300,023
Cost of services provided	4,437,073,967	6,916,510,247
Cost of wood processing		8,507,144,265
Cost of Other Operating Activities	4,252,181,600	2,446,731,750
Provision/Reversal of inventory devaluation	-	-
Total	484,187,619,202	348,627,721,690



05. Financial income	30/09/2026 VND	30/09/2025 VND
Interest from Deposits and Loans	37,441,305,543	22,809,037,552
Dividends and Profits Distributed	36,100,800	37,335,682,620
Profit from Foreign Currency Sales	553,259,200	348,928,900
Realized Foreign Exchange Gain	30,158,933	61,598,029
Other financial income.		
Total	38,060,824,476	60,555,247,101

06. Financial expenses	30/09/2026 VND	30/09/2025 VND
Interest expense		
Loss from Foreign Currency Sales	390,000	21,500,000
Realized Foreign Exchange Loss	190,690,352	130,923,095
Provision/Reversal for Impairment of Long-term Investments	2,181,700,703	2,268,332,895
		-
Total	2,372,781,055	2,420,755,990

07. Selling expenses	30/09/2026 VND	30/09/2025 VND
Raw Materials and Supplies Costs		673,788,826
Staff costs	769,239,918	482,556,571
Depreciation of Fixed Assets	43,947,203	43,947,203
Outsourced Service Costs	253,862,825	675,102,641
Transportation, loading and unloading expenses	1,166,783,741	1,046,720,959
Other Cash Costs	850,724,218	912,791,883
Total	3,084,557,905	3,834,908,083

08. General and administration expenses	30/09/2026 VND	30/09/2025 VND
Staff costs	13,406,525,119	11,369,462,358
Tools, Instruments, and Equipment Costs	1,353,330,344	1,168,427,873
Depreciation of Fixed Assets	573,434,853	561,956,207
Taxes, Fees, and Charges	901,501,768	9,412,212,599
Outsourced Service Costs	1,126,727,952	6,719,968,133
Other Cash Costs	19,605,571,681	5,084,881,140
Severance Allowance Expenses	1,876,268,706	4,890,451,317
Appropriation to the Science and Technology Development Fund	101,759,837,766	
(Reversal of)/Allowance for doubtful debts	5,466,547,165	
Total	146,069,745,354	39,207,359,627

09. Other income	30/09/2026 VND	30/09/2025 VND
Other income	155,470,589,092	25,955,585,663
Total	155,470,589,092	25,955,585,663

10. Other expenses

Other expenses

Total

30/09/2026	30/09/2025
VND	VND
17,615,112,840	15,487,101,450
17,615,112,840	15,487,101,450

11. Current Corporate Income Tax Expenses

Current Corporate Income Tax Expenses

Total

30/09/2026	30/09/2025
VND	VND
81,301,565,673	50,008,360,110
81,301,565,673	50,008,360,110

12. Production and business costs by element

Raw Materials and Supplies Costs

Staff costs

Tools, Instruments, and Equipment Costs

Depreciation of Fixed Assets

Taxes, Fees, and Charges

Outsourced Service Costs

Other Cash Costs

Total

30/09/2026	30/09/2025
VND	VND
99,510,356,759	65,429,818,117
180,951,114,295	173,154,974,583
8,818,158,601	7,814,888,453
31,087,702,931	31,274,635,054
84,245,666,311	40,508,932,085
12,655,117,183	18,391,529,657
123,529,811,486	25,363,525,616
540,797,927,566	361,938,303,565

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VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE SEPARATE STATEMENT OF CASH FLOWS

Unit: VND

01. Actual loan proceeds received during the period	Current period	Previous period
Proceeds from loans under standard contracts		
Total	0	0

02. Amount of principal repaid during the period	Current period	Previous period
Proceeds from loans under standard contracts	0	0
Total	0	0

VIII. OTHERS INFORMATION

01. Contingent Liabilities

No contingent liabilities have arisen from events that have occurred that could affect the information presented in the separate financial statements, which the Company cannot control or has not yet recognized.

02. Events after the end of the reporting period

No events have occurred that could affect the information presented in the separate financial statements or have a significant impact on the Company's operations.

03. Going concern information

There are no events that raise significant doubt about the Company's ability to continue as a going concern, and the Company has no intention or obligation to cease operations or significantly reduce its scale of operations.

04. Transactions and balances with related parties

a. Related parties

The following parties are identified as related parties of the Company:

Name	Location	Relationship
Viet Nam Rubber Group - JSC	Ho Chi Minh City	Parent company
Bac Dong Phu Industrial Park Corporation	Dong Nai City	Subsidiary
Dong Phu Technical Rubber JSC	Dong Nai City	Subsidiary
Dong Phu - Kratie Rubber JSC	Dong Nai City	Subsidiary

b. Transactions with related parties

Related parties	Transactions	Amount
Bac Dong Phu Industrial Park Corporation	Sale of domestic water	2,578,976,400
	Receipts from the sale of domestic water	2,578,976,400
Dong Phu Technical Rubber JSC	Sale of rubber latex, Sale of domestic water	4,303,089,000
	Receipts from the sale of rubber latex,	
	Receipts from the sale of domestic water	4,303,089,000
Viet Nam Rubber Group - JSC	Sale of rubber latex	19,446,000,000
	Receipts from the sale of rubber latex	15,246,000,000
	Other Payables	502,000,000

c. Transactions with key management personnel

Board of Directors' Remuneration	Current period	Previous period
Opening balance		0
Amount payable during the period	1,017,603,629	707,513,405
Amount paid during the period	(1,017,603,629)	(707,513,405)
Remaining payable at the end of the period	0	0
Income of the Board of Management and Chief Accountant	Current period	Previous period
Salary, Social Insurance, Health Insurance, Unemployment Insurance	3,616,283,089	2,129,240,065
Bonuses	0	0
Total	3,616,283,089	2,129,240,065
Income of the Board of Supervisor		
Amount payable during the period	846,786,070	364,874,312
Amount paid during the period	(846,786,070)	(364,874,312)
Remaining payable at the end of the period	0	0

d. Employees

As of September 30, 2026, the total number of employees of the company is 2,206.

05. Financial Instruments

The types of financial instruments of the Company

Financial Assets	Book value			
	30/09/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Cash and cash equivalents	396,518,782,555		247,794,157,666	0
Receivables from customers, other receivables	26,698,482,76	(5,466,547,165)	18,087,649,570	0
Short-term investments	808,601,528,590	0	509,077,105,828	0
Long-term investments	939,728,870,000	(64,524,777,154)	939,728,870,000	(62,343,076,451)
Total	2,144,849,181,145	(69,991,324,319)	1,714,687,783,064	(62,343,076,451)

B. Financial Liabilities	Book value	
	30/09/2026	01/01/2026
Payables to suppliers, other payables	8,361,843,503	9,343,364,752
Payables expenses	50,592,000	165,000,000
Loans and debts	0	0
Total	8,412,435,503	9,508,364,752

Financial assets and financial liabilities have not been measured at fair value as of the end of the reporting period because Circular No. 210/2009/TT-BTC and the current regulations require the presentation of financial statements and disclosures related to financial instruments, but do not provide equivalent guidance for assessing and recognizing the fair value of financial assets and financial liabilities, except for provisions for doubtful debts and provisions for devaluation of securities investments, which are detailed in the related disclosures.

Financial Risk Management

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has established a control system to ensure a reasonable balance between the costs of emerging risks and the costs of managing those risks. The Board of Management is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

a. Credit Risk

Credit risk is the risk that one party involved in a financial instrument or contract will be unable to fulfill its obligations, resulting in financial losses for the Company. The Company faces credit risk from its business activities (mainly from receivables from customers) and financial activities (including bank deposits, loans, and other financial instruments).

As of 30/09/2026	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	396,518,782,555	0	0	396,518,782,555
Receivables from customers, other receivables	25,075,873,558	1,622,609,209	0	26,698,482,76
Short-term Investments	808,601,528,590	0	0	808,601,528,590
Long-term Investments	0	0	939,728,870,000	939,728,870,000
Total	1,230,196,184,703	1,622,609,209	939,728,870,000	2,144,849,181,145

As of 01/01/2026	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Cash and Cash equivalents	247,794,157,666	0	0	247,794,157,666
Receivables from customers, other receivables	10,103,046,982	7,984,602,588	0	18,087,649,570
Short-term Investments	509,077,105,828	0	0	509,077,105,828
Long-term Investments	0	0	939,728,870,000	939,728,870,000
Total	766,974,310,476	7,984,602,588	939,728,870,000	1,714,687,783,064

Liquidity Risk

Liquidity risk is the risk that the Company faces difficulties in fulfilling its financial obligations due to a lack of funds. The Company's liquidity risk primarily arises from mismatched maturity dates between financial assets and financial liabilities. The repayment terms of financial liabilities are based on the expected payments according to contracts, without discounting, as follows:

As of 01/01/2026	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	9,343,364,752	0	0	9,343,364,752
Payables expenses	165,000,000	0	0	165,000,000
Loans and debts	0	0	0	0
Total	9,508,364,752	0	0	9,508,364,752

As of 30/09/2026	1 Year or Less	More than 1 Year to 5 Years	More than 5 Years	Total
Payables to suppliers, other payables	8,361,843,503	0	0	8,361,843,503
Payables expenses	50,592,000	0	0	50,592,000
Loans and debts	0	0	0	0
Total	8,412,435,503	0	0	8,412,435,503

The Company believes that the level of concentration risk related to debt repayment is low. The Company has the ability to settle its outstanding liabilities from operating cash flows and proceeds from maturing financial assets.

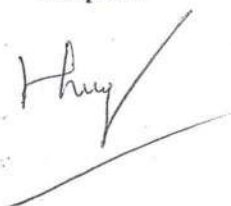
b. Market Risk: The Company's business activities are primarily exposed to risks arising from changes in prices, exchange rates, and interest rates.

- *Price Risk*: The Company is exposed to price risk of equity instruments arising from short-term and long-term investments due to the uncertainty of future stock prices. The long-term equity investments are held for strategic purposes, and at the end of the reporting period, the Company does not have plans to sell these investments.

- *Exchange Rate Risk*: The Company faces exchange rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in exchange rates when the Company's borrowings, revenues, and expenses are denominated in currencies other than the Vietnamese Dong.

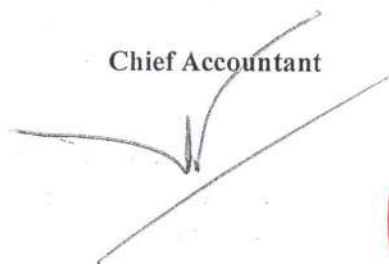
- *Interest rate risk*: The company is exposed to interest rate risk because the fair value of future cash flows of a financial instrument will fluctuate due to changes in market interest rates when the company incurs deposits with or without a term, as well as loans and debts subject to floating interest rates. The company manages interest rate risk by analyzing market competition to obtain favorable interest rates for its purposes.

Preparer



Võ Duy Hương

Chief Accountant



Nguyễn Hữu Việt

October 30, 2026

General Director



Nguyễn Đức Hiền

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INCREASE/ DECREASE IN TANGIBLE FIXED ASSETS

Unit : VND

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Fixed assets used for management	Rubber plantations	Other fixed assets	Total tangible fixed assets
Cost							
Beginning balance	333,411,970,648	99,601,421,687	75,289,902,513	5,905,428,106	564,467,634,260	3,227,990,204	1,081,904,347,418
Increase in the current period	163,316,772	-	937,272,727	-	56,815,781,481	-	57,916,370,980
- Due to purchase							-
- Due to construction investment	163,316,772		937,272,727		56,815,781,481		57,916,370,980
- Increase due to merger							-
Decrease in the current period		140,000,000			28,735,776,824		28,875,776,824
- Due to disposal of fixed assets		140,000,000			28,735,776,824		28,875,776,824
- Other decreases							
Ending balance	333,575,287,420	99,461,421,687	76,227,175,240	5,905,428,106	592,547,638,917	3,227,990,204	1,110,944,941,574
Depreciation of fixed assets							
Beginning balance	250,862,534,544	85,968,165,799	68,172,312,496	5,668,475,992	207,556,374,003	590,032,491	618,817,895,325
Increase in the current period	7,606,876,071	2,459,444,559	1,405,328,468	48,203,226	21,625,841,474	230,566,788	33,376,260,586
- Due to depreciation of fixed assets	7,606,876,071	2,459,444,559	1,405,328,468	48,203,226	21,625,841,474	230,566,788	33,376,260,586
- Increase due to merger							-
Decrease in the current period	-	138,282,995	-	-	20,287,910,317	-	20,426,193,312
- Due to disposal of fixed assets		138,282,995			20,287,910,317		20,426,193,312
- Other decreases							-
Ending balance	258,469,410,615	88,289,327,363	69,577,640,964	5,716,679,218	208,894,305,160	820,599,279	631,767,962,599
Remaining value							
Beginning balance	82,549,436,104	13,633,255,888	7,117,590,017	236,952,114	356,911,260,257	2,637,957,713	463,086,452,093
Ending balance	75,105,876,805	11,172,094,324	6,649,534,276	188,748,888	383,653,333,757	2,407,390,925	479,176,978,975

STATEMENT OF CHANGES IN OWNER'S EQUITY

Unit : VND

Contents	Owners' equity	Capital surplus	Treasury stock	Investment and development fund	Profit after tax	Total
Beginning balance of the previous period	868,859,320,000	201,469,994,853	-	846,982,794,835	300,972,192,174	2,218,284,301,862
Increase in the previous period					252,762,080,453	252,762,080,453
Capital increase in the current period						
Increase due to merger						-
Provision for development investment fund				67,189,176,047	(67,189,176,047)	
Increase due to sale of treasury stocks						-
Payment of dividends for the previous period						-
Dividend advance					(173,771,864,000)	(173,771,864,000)
Provision for management reward fund					(257,000,000)	(257,000,000)
Provision for bonus and welfare fund					(45,095,000,000)	(45,095,000,000)
Other decreases						-
Ending balance of the previous period	868,859,320,000	201,469,994,853	-	914,171,970,882	267,421,232,580	2,251,922,518,315
Beginning balance of the current period	868,859,320,000	201,469,994,853	-	914,171,970,882	267,421,232,580	2,251,922,518,315
Increase in the current period					323,616,142,674	323,616,142,674
Other increases						-
Other decreases						-
Provision for development investment fund				101,246,000,000	(101,246,000,000)	-
Dividend advance						-
Provision for management reward fund					(306,000,000)	(306,000,000)
Provision for bonus and welfare fund					(44,229,000,000)	(44,229,000,000)
Ending balance of the previous period	868,859,320,000	201,469,994,853	-	1,015,417,970,882	445,256,375,254	2,531,003,660,989